



55 SS LLC
6 Lyberty Way
Westford, MA 01886

May 4, 2020

Chairman John Lee
Zoning Board of Appeals

Re: Cedar Edge - Updated plans / documents

Mr. Chairman,

On May 4, 2020 55 SS LLC is providing the Town of Walpole with updated submission plans and documents. These updates are the result of continued engineering based on the Applicants ongoing process, input from town comment letters and input from the preliminary peer review letter. Full sized hard copies of the civil, townhome architectural plans and conceptual sidewalk plan have been sent to the Carl Balduf at the Walpole Town office.

The following documents are included in this submission:

- Town Comment response letters:
 - Response to Conservation Commission letter dated February 14, 2020
 - Response to Fire Department letter dated February 20, 2020
 - Response to Sewer and Water Commissioners letter dated February 20, 2020
 - Response to DPW / Town Engineering letter dated February 21, 2020
 - Response to Police Department letter dated February 28, 2020
 - Response to Sewer and Water Commissioners letter dated April 2, 2020
 - Response to Board of Health letter dated April 10, 2020
 - Response to Board of Selectperson letter dated March 10, 2020
- Response to Tetra Tech Peer Review letter dated April 10, 2020
- Left turn lane warrant analysis
- Existing Conditions Plan signed by a Massachusetts Registered Land Surveyor (DPW Comment #7)
- Traffic Documents Referenced in DPW Comment response, Police Comment Response and Tera Tech Comment Response:

- Conceptualized Sidewalk Plan April 10, 2020
 - Unsignalized Intersection Level of Service Clarification Memo April 23, 2020
 - Pedestrian Update to TIAS March 10, 2020
 - Internal Analysis April 16, 2020
- Hydrant Flow Test Results Dated March 25, 2020 Referenced in Tetra Tech Comment Response
- Architectural Plans:
 - Townhomes: To accommodate the Conservation Commission's wish for a 50 foot no disturb buffer around the vernal pools, three 4-unit town homes were eliminated and a 6-unit town home configuration was developed. Two 6-unit buildings were added to the plan. The plans attached contain the new 6 units town home plans (dated April 30, 2020) as well as the original town home plans. There is no change to the design of the original 4-unit plans. The original plans have only been adjusted to match the plan scale of the third type of townhome configuration.
 - Cover Page (4/30)
 - A.111 Townhouse Type 1 1st floor plan (original date 1/8/20 scale change date 4/30)
 - A.112 Townhouse Type 1 2nd floor plan (original date 1/8/20 scale change date 4/30)
 - A.113 Townhouse Type 1 3rd floor plan (original date 1/8/20 scale change date 4/30) A.112 Townhouse Type 1 2nd floor plan (original date 1/8/20 scale change date 4/30)
 - A.114 Townhouse Type 1 roof plan (original date 1/8/20 scale change date 4/30)
 - A.121 Townhouse Type 2 1st floor plan (original date 1/8/20 scale change date 4/30)
 - A.122 Townhouse Type 2 2nd floor plan (original date 1/8/20 scale change date 4/30)
 - A.123 Townhouse Type 2 3rd floor plan (original date 1/8/20 scale change date 4/30)
 - A.124 Townhouse Type 2 roof plan (original date 1/8/20 scale change date 4/30)
 - A.131 Type 3 Townhouse 1st Floor plan (4/30)
 - A.132 Type 3 Townhouse 2nd Floor plan (4/30)
 - A.133 Type 3 Townhouse 3rd Floor plan (4/30)
 - A.134 Type 3 Townhouse Roof plan (4/30)
 - A.201 Type 1 Townhouse Elevations (original date 1/8/20 scale change date 4/30)
 - A.202 Type 2 Townhouse Elevations (original date 1/8/20 scale change date 4/30)
 - A.203 Type 3 Townhouse Elevations (4/30)
 - A.301 All types Townhouse Building sections (original date 1/8/20 scale change date 4/30)
 - Single Family Homes:
 - Sections for Single Family Homes previously provided to board on March 16, 2020
 - Renderings showing new Single-Family Homes

- Civil Plans – Note Civil plan changes are NOT highlighted with red since these plans supersede previous plans due to re-engineering many components of the project. All plans have a date of May 1, 2020

SHEET C.1	COVER SHEET	SHEET C.44	UTILITY PLAN 1 OF 5
SHEET C.2	SITE PLAN NOTES	SHEET C.45	UTILITY PLAN 2 OF 5
SHEET C.3	LOCUS	SHEET C.46	UTILITY PLAN 3 OF 5
SHEET C.4	EXISTING CONDITIONS PLAN 1 OF 5	SHEET C.47	UTILITY PLAN 4 OF 5
SHEET C.5	EXISTING CONDITIONS PLAN 2 OF 5	SHEET C.48	UTILITY PLAN 5 OF 5
SHEET C.6	EXISTING CONDITIONS PLAN 3 OF 5	SHEET C.49	LANDSCAPING PLAN 1 OF 5
SHEET C.7	EXISTING CONDITIONS PLAN 4 OF 5	SHEET C.50	LANDSCAPING PLAN 2 OF 5
SHEET C.8	EXISTING CONDITIONS PLAN 5 OF 5	SHEET C.51	LANDSCAPING PLAN 3 OF 5
SHEET C.9	EROSION CONTROL AND DEMOLITION SHEET	SHEET C.52	LANDSCAPING PLAN 4 OF 5
SHEET C.10	PROPOSED SUBDIVISION / OVERALL PLAN	SHEET C.53	LANDSCAPING PLAN 5 OF 5
SHEET C.11	OPEN SPACE AND RECREATION PLAN	SHEET C.54	LIGHTING PLAN 1 OF 5
SHEET C.12	LAYOUT AND MATERIALS PLAN 1 OF 5	SHEET C.55	LIGHTING PLAN 2 OF 5
SHEET C.13	LAYOUT AND MATERIALS PLAN 2 OF 5	SHEET C.56	LIGHTING PLAN 3 OF 5
SHEET C.14	LAYOUT AND MATERIALS PLAN 3 OF 5	SHEET C.57	LIGHTING PLAN 4 OF 5
SHEET C.15	LAYOUT AND MATERIALS PLAN 4 OF 5	SHEET C.58	LIGHTING PLAN 5 OF 5
SHEET C.16	LAYOUT AND MATERIALS PLAN 5 OF 5	SHEET C.59	FIRE TRUCK TURN PLAN 1 OF 5
SHEET C.17	GRADING AND DRAINAGE PLAN 1 OF 5	SHEET C.60	FIRE TRUCK TURN PLAN 2 OF 5
SHEET C.18	GRADING AND DRAINAGE PLAN 2 OF 5	SHEET C.61	FIRE TRUCK TURN PLAN 3 OF 5
SHEET C.19	GRADING AND DRAINAGE PLAN 3 OF 5	SHEET C.62	FIRE TRUCK TURN PLAN 4 OF 5
SHEET C.20	GRADING AND DRAINAGE PLAN 4 OF 5	SHEET C.63	FIRE TRUCK TURN PLAN 5 OF 5
SHEET C.21	GRADING AND DRAINAGE PLAN 5 OF 5	SHEET C.64	SIGHT DISTANCE PLAN 1 OF 5
SHEET C.22	PLAN AND PROFILE - ROAD-"A" 1 OF 5	SHEET C.65	SIGHT DISTANCE PLAN 2 OF 5
SHEET C.23	PLAN AND PROFILE - ROAD-"A" 2 OF 5	SHEET C.66	SIGHT DISTANCE PLAN 3 OF 5
SHEET C.24	PLAN AND PROFILE - ROAD-"A" / ROAD-"C" 3 of 5 / 1 of 7	SHEET C.67	SIGHT DISTANCE PLAN 4 OF 5
SHEET C.25	PLAN AND PROFILE - ROAD-"C" 2 OF 7	SHEET C.68	SIGHT DISTANCE PLAN 5 OF 5
SHEET C.26	PLAN AND PROFILE - ROAD-"C" 3 OF 7	SHEET C.69	DETAIL SHEET 1 OF 18
SHEET C.27	PLAN AND PROFILE - ROAD-"C" 4 OF 7	SHEET C.70	DETAIL SHEET 2 OF 18
SHEET C.28	PLAN AND PROFILE - ROAD-"A" (SINGLE FAMILY LOOP)	SHEET C.71	DETAIL SHEET 3 OF 18
SHEET C.29	PLAN AND PROFILE - ROAD-"B"	SHEET C.72	DETAIL SHEET 4 OF 18
SHEET C.30	PLAN AND PROFILE - GARAGE UNDER BUILDING 4	SHEET C.73	DETAIL SHEET 5 OF 18
SHEET C.31	PLAN AND PROFILE - ROAD-"E" 1 OF 5	SHEET C.74	DETAIL SHEET 6 OF 18
SHEET C.32	PLAN AND PROFILE - ROAD-"E" 2 OF 5	SHEET C.75	DETAIL SHEET 7 OF 18
SHEET C.33	PLAN AND PROFILE - ROAD-"E" 3 OF 5	SHEET C.76	DETAIL SHEET 8 OF 18
SHEET C.34	PLAN AND PROFILE - ROAD-"E" 4 OF 5	SHEET C.77	DETAIL SHEET 9 OF 18
SHEET C.35	PLAN AND PROFILE - ROAD-"E" 5 OF 5	SHEET C.78	DETAIL SHEET 10 OF 18
SHEET C.36	PLAN AND PROFILE - ROAD-"F" 1 OF 2	SHEET C.79	DETAIL SHEET 11 OF 18
SHEET C.37	PLAN AND PROFILE - ROAD-"F" 2 OF 2	SHEET C.80	DETAIL SHEET 12 OF 18
SHEET C.38	PLAN AND PROFILE - ROAD-"A" 4 OF 5	SHEET C.81	DETAIL SHEET 13 OF 18
SHEET C.39	PLAN AND PROFILE - ROAD-"A" 5 OF 5	SHEET C.82	DETAIL SHEET 14 OF 18
SHEET C.40	PLAN AND PROFILE - ROAD-"C" 5 OF 7	SHEET C.83	DETAIL SHEET 15 OF 18
SHEET C.41	PLAN AND PROFILE - ROAD-"C" 6 OF 7	SHEET C.84	DETAIL SHEET 16 OF 18
SHEET C.42	PLAN AND PROFILE - ROAD-"C" 7 OF 7	SHEET C.85	DETAIL SHEET 17 OF 18
SHEET C.43	PLAN AND PROFILE - ROAD-"D"	SHEET C.86	DETAIL SHEET 18 OF 18

Please do not hesitate to contact us if you have any questions.

Regards,

Leslie French